

DEDICATION

KNOW BY ALL THESE PRESENTS THAT DEAN LADD AND VERA LADD, HUSBAND AND WIFE, AND STEVEN N. HOLDAWAY AND NANCY R. HOLDAWAY, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES HAVE CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED INTO LOTS, AND DO HEREBY DEDICATE THE RIGHT OF WAYS SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC FOREVER, BY THIS SHORT PLAT HEREUNTO INCLUDED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE WEST 350 FEET; AND EXCEPT ANY PORTION LYING WITHIN 24TH AVENUE; AND ALSO EXCEPT MCNILLAN ROAD, NOW KNOWN AS BARKER ROAD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS SHORT PLAT NO. SP-1085-96, AND THE LANDS INCLUDED FOR EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND RESERVED FOR THE USES INDICATED.

SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS FINAL PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, WATER PURVEYOR AND SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH TRACT PRIOR TO SALE OF EACH TRACT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A RID FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAMES(S) ON A PETITION FOR THE FORMATION OF A RID PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.063 AND CHAPTER 35.43 RCW.

IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE AND (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID, AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED; PROVIDED, THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO BARKER ROAD.

ACCESS TO TRACT 2 SHOWN HEREON IS RESTRICTED TO THE SOUTHERLY 100 FEET OF TRACT 2 FRONTING ON BARKER ROAD.

DRIVEWAY SLOPES AND APPROACHES SHALL MEET SPOKANE COUNTY STANDARDS AT THE TIME OF BUILDING PERMIT APPLICATION. APPLICANT SHALL DEMONSTRATE THIS TO THE SATISFACTION OF THE SPOKANE COUNTY ENGINEER.

SLOPE EASEMENTS AS NECESSARY FOR THE CONSTRUCTION OF RECONSTRUCTION OF BARKER ROAD ARE HEREBY GRANTED TO SPOKANE COUNTY.

ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

A COVENANT REQUIRING THE PAYMENT OF A VOLUNTARY FEE FOR EACH LOT AS SPECIFIED IN THE VOLUNTARY MITIGATION AGREEMENT AND RECORDED UNDER AUDITOR'S FILE NO. 4056252.

THE SPONSOR WILL ASSUME RESPONSIBILITY FOR THE PROVISION OF DOMESTIC-USE WATER.

SHORT PLAT NO. SP-1085-96

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M. SPOKANE COUNTY, WASHINGTON

G3-30009

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO AUTHORIZE THE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF ULID BY PETITION METHOD PURSUANT TO RCW 36.94, WHICH PETITION INCLUDES THE OWNER(S) PROPERTY, AND FURTHER NOT TO OBJECT BY THE SIGNING OF A PROTEST PETITION AGAINST THE FORMATION OF A ULID BY RESOLUTION METHOD PURSUANT TO RCW CHAPTER 36.94 WHICH INCLUDES THE OWNER(S) PROPERTY. PROVIDED, THIS CONDITION SHALL NOT PROHIBIT THE OWNER(S) OR SUCCESSOR(S) FROM OBJECTING TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A ULID BY EITHER PETITION OR RESOLUTION UNDER RCW CHAPTER 36.94.

SUBJECT TO SPECIFIC APPLICATION, APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE SYSTEMS MAY BE AUTHORIZED.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED SHORT PLAT ARE HEREBY DEDICATED TO THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES TOGETHER WITH THE RIGHT TO INSPECT SAID UTILITIES AND TO TRIM AND/OR REMOVE BRUSH AND TREES WHICH MAY INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF SAME.

THE BORDER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO SPOKANE COUNTY AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE SPOKANE COUNTY ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE SPOKANE COUNTY ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENT. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THIS BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO SPOKANE COUNTY ENGINEERS PERMIT PROCESS PRIOR TO USAGE.

THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNER(S) FAILS TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR THE DRAINAGE SWALE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

ANY NATURAL DRAINAGE CHANNELS, CREEKS, WITH INTERMITTENT OR CONSTANT FLOW, OR WELL DEFINED NATURAL DRAWS PERIODICALLY SUBJECT TO CONCENTRATED FLOW OF STORMWATER, SHALL BE PLACED WITHIN AN EASEMENT GRANTED TO SPOKANE COUNTY. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THE EASEMENT, AND NO FILL PLACED WITHIN THE EASEMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. THE EASEMENT SHALL BE OF SUFFICIENT WIDTH TO ENCOMPASS THE STORMWATER FLOW WIDTH AND ALLOW FOR EMERGENCY MAINTENANCE, BUT IN NO CASE SHALL THE EASEMENT BE LESS THAN 10 FT. IN WIDTH.

THE PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE SHALL INFORM EACH SUCCEEDING PURCHASER OF ALL DRAINAGE EASEMENTS ON THE PROPERTY AND THEIR RESPONSIBILITY FOR MAINTAINING SURFACE DRAINAGE PATHS AND SWALES WITHIN SAID EASEMENTS.

ANY BUILDING THIS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF 3% AWAY FROM THE BUILDING FOR A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. THE APPROVED DRAINAGE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE ACCEPTED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED DRAINAGE PLANS MUST BE ACCEPTED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

THIS SHORT PLAT IS LOCATED WITHIN THE AQUIFER SENSITIVE AREA (ASA). TREATMENT OF STORM RUNOFF FROM DRIVEWAYS SHALL BE PROVIDED. THE PREFERRED METHOD OF TREATMENT IS TO HAVE THE RUNOFF FROM DRIVEWAYS SHEET FLOW OVER LAWN TURF OR NATIVE-TYPE GRASSES. IF A DITCH IS TO BE USED TO COLLECT RUNOFF FROM DRIVEWAYS, THEN THE DITCH IS TO BE GRASS-LINED.

Auditor's Certificate

Filed for record this _____ day of _____, 19____
at _____ m. in book _____ of _____
at page _____ at the request of David Evans and Associates

(signed) _____
County Auditor

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES THIS _____ DAY OF _____, 1996

DEAN LADD

VERA LADD

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE) ss

ON THIS _____ DAY OF _____, 1996, BEFORE ME PERSONALLY APPEARED DEAN LADD AND VERA LADD, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME TO BE HIS AND HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES THIS _____ DAY OF _____, 1996

STEVEN N. HOLDAWAY

NANCY R. HOLDAWAY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE) ss

ON THIS _____ DAY OF _____, 1996, BEFORE ME PERSONALLY APPEARED STEVEN N. HOLDAWAY AND NANCY R. HOLDAWAY, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME TO BE HIS AND HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SPOKANE COUNTY SHORT PLAT ORDINANCE AT THE REQUEST OF STEVE HOLDAWAY IN, DECEMBER, 1996.

Kerrel D. Bell DATE 12-5-96
KERREL D. BELL, REGISTERED PROFESSIONAL LAND SURVEYOR
WASHINGTON REGISTRATION NO. 22286

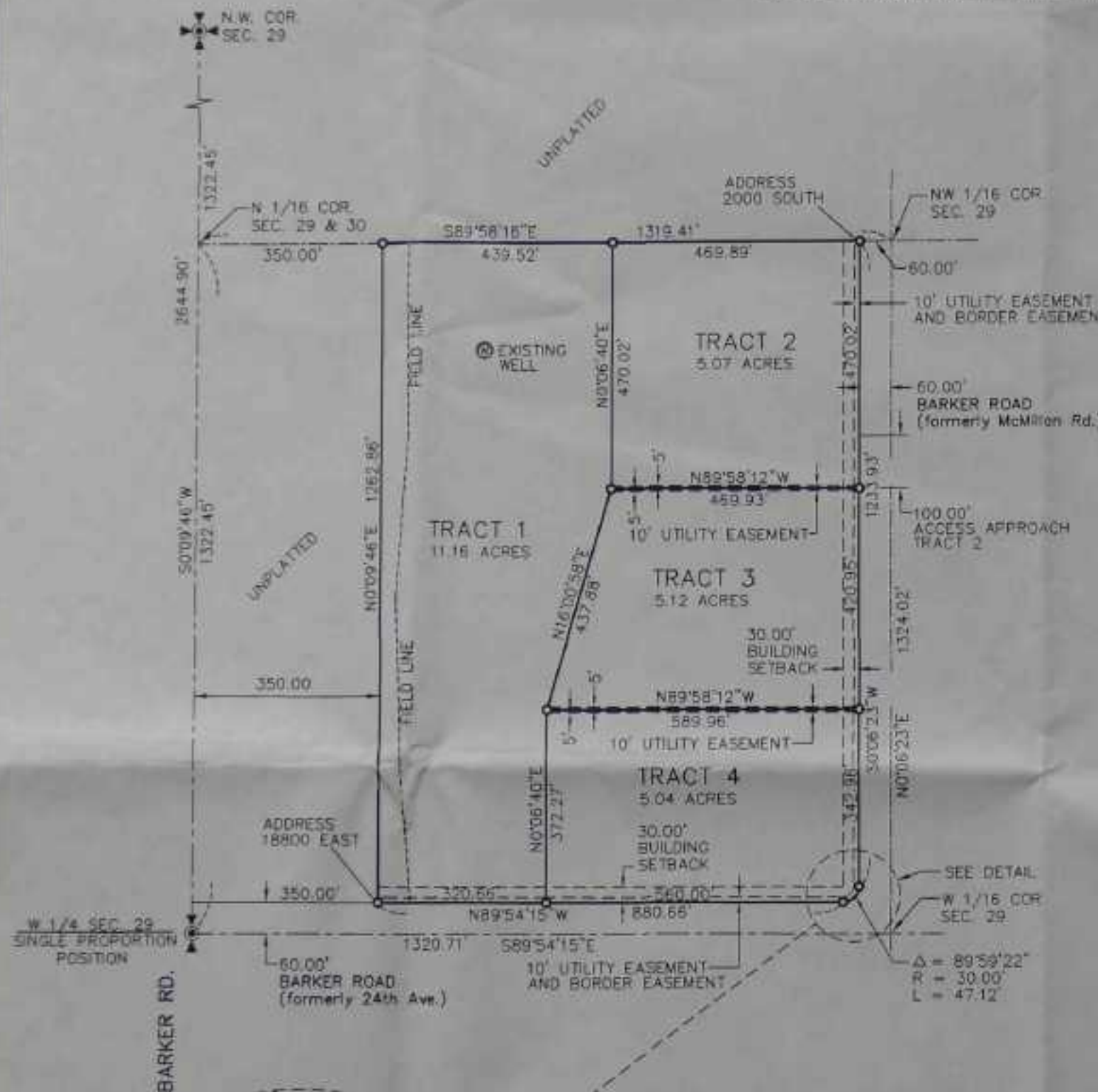


DAVID EVANS
AND ASSOCIATES, INC.
WEST 110 CATALDO
SPOKANE, WA. 99201 (509) 327-8697

PROJECT NO.: OSPK0077
SHEET 1 OF 2 SHEETS

SHORT PLAT NO. SP-1085-96

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON



W. 1/16 COR. SEC. 29 & 20
FND 3/4" I.D. PIPE SET FLUSH
R.P.'S
SET NAIL & WASHER PLS 29286
IN FENCE POSTS
N02°E 4.65'
S66°E 30.30'
S32°E 44.66'
DATE VISITED 9/20/96

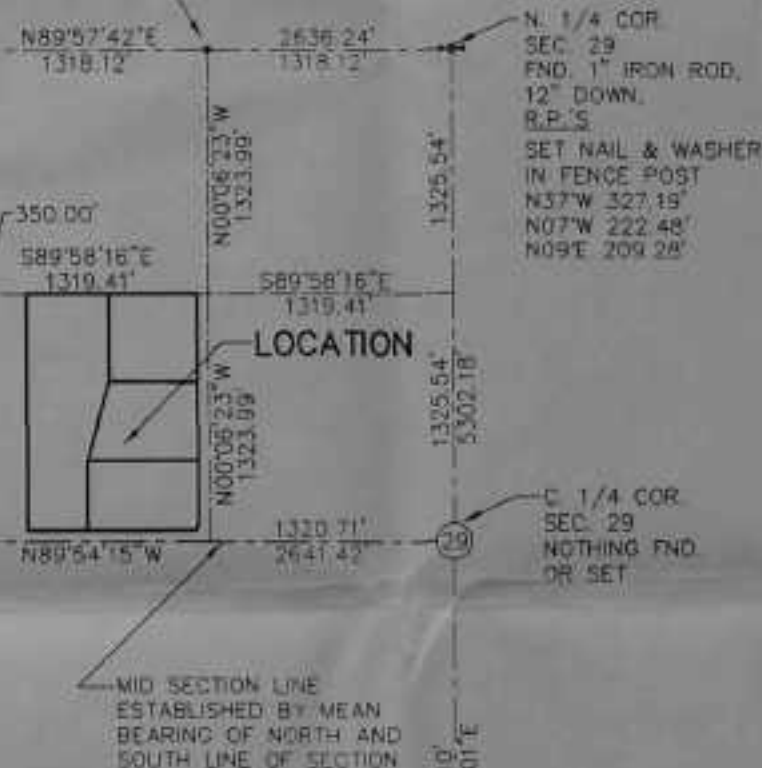
N.W. COR. SEC. 29
FND 3/4" I.D. IRON PIPE
R.P.'S
FND R.P.'S AS SHOWN
ON R.O.S. 28-63,
TACKS ONLY, NO
WASHERS SET NEW
R.P.'S NAIL & WASHER
PLS 29286
ON FENCE POST N52°W 11.02'
ON PWR. POLE N86°E 18.10'
ON FENCE POST S68°W 1.08'
DATE VISITED 9/20/96

W. 1/4 COR. SEC. 29
SINGLE PROP. POSITION
SET 5/8" x 24" REBAR
WITH AL-CAP. SEE NOTE
R.P.'S
FND NAIL & WASHER
PLS 18741 ON
FENCE POST S32°E 49.12'
PWR. POLE N25°W 50.74'
GUY POLE N42°E 62.81'
DATE VISITED 9/19/96

S.W. COR. SEC. 29
FND 1/2" REBAR
3" DOWN,
R.P.'S
FND NAIL & WASHER PLS 18741
ON FENCE POST, N35°E 47.67'
AND S36°E 39.92'
SET NAIL & WASHER PLS 29286
ON PWR. POLE N69°W 80.90'
DATE VISITED 9/20/96



SCALE 1" = 200'



COUNTY AUDITOR

AUDITORS CERTIFICATE
FILED FOR RECORD THIS DAY
OF 19 AT M
IN BOOK OF AT
PAGE AT THE REQUEST OF
DAVID EVANS AND ASSOCIATES INC.

COUNTY AUDITOR

COUNTY ENGINEERING

EXAMINED AND APPROVED THIS
DAY OF 1996

COUNTY ENGINEER

COUNTY HEALTH DISTRICT

EXAMINED AND APPROVED THIS
DAY OF 1996

COUNTY HEALTH DISTRICT

COUNTY DIV. OF UTILITIES

EXAMINED AND APPROVED THIS
DAY OF 1996

DIRECTOR COUNTY DIV. OF UTILITIES

COUNTY ASSESSOR

EXAMINED AND APPROVED THIS
DAY OF 1996

COUNTY ASSESSOR

COUNTY TREASURER

I HEREBY CERTIFY THAT THE
REQUIRED TAXES ON THE HEREON
PLATTED LAND HAVE BEEN FULLY
PAID THIS DAY OF
1996.

COUNTY TREASURER DEPUTY

COUNTY DIVISION OF BUILDING AND PLANNING

EXAMINED AND APPROVED THIS
DAY OF 1996

SHORT PLAT ADMINISTRATOR

SPOKANE COUNTY SHORT PLAT NO. SP-1085-96

NORTHWEST ONE-QUARTER OF
SECTION 29, TOWNSHIP 25 NORTH,
RANGE 45 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S
PARCEL NO. 55292-9003

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE SPOKANE COUNTY
SHORT PLAT ORDINANCE AT THE REQUEST OF STEVE HOLDAWAY IN,
DECEMBER, 1996



KERREL D. BELL, REGISTERED PROFESSIONAL LAND SURVEYOR
WASHINGTON REGISTRATION NO. 29286

DATE 12-5-96

DAVID EVANS
AND ASSOCIATES, INC.

WEST 110 CATALDO
SPOKANE, WA. 99201 (509) 327-8897

PROJECT NO. OSPK0077
SHEET 2 OF 2 SHEETS